



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT

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EUREKA CITY PLANNING COMMISSION

STAFF REPORT

April 10, 2017

Project Title: Clark Historic District

Project Applicant: Eureka Heritage Society

Case No: HPO-09-0004

Project Location: Portion of Clark Addition

Zoning & General Plan: RM-1000-AR (Multi-family Residential with Architectural Review Combining zone) and P (Public)/HDR (High Density Residential) and PQP (Public Quasi-Public)

Project Description: The applicant is proposing the creation of an historic district that will encompass a large portion of the Clark Addition. It is located in the northwest area of the City, just south of the downtown commercial district and east of Broadway. The proposed Clark Historic District contains 140 parcels containing 266 buildings, structures and sites, and includes 15 whole blocks and portions of 5 additional blocks.

Following a public hearing, the Historic Preservation Commission determined that as proposed, the project is consistent with the Secretary of the Interior Standards for historic district designation. The Commission also adopted design guidelines for the Clark Historic District.

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Environmental: Creation of an historic district is a “project” subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, it qualifies for a Class 31 exemption from the preparation of environmental documents. Class 31 exempts projects that will preserve, conserve, maintain, repair, rehabilitate, and/or reconstruct historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Staff Recommendation and Suggested Motion: Adopt a Resolution of the Planning Commission, finding the proposed district is consistent with the Secretary of the Interior's Standards, and sending a recommendation to the City Council to conditionally adopt the design standards, pending an affirmative vote for creation of the District by District property owners, and authorizing City staff to conduct the vote.

"I move the Planning Commission adopt a Resolution finding the proposed Clark Historic District is consistent with the Secretary of the Interior's Standards and the Eureka General Plan, and recommending that the City Council conditionally adopt the design standards pending an affirmative vote for creation of the District by District property owners, and directing staff to conduct the vote pursuant to Eureka Municipal Code Section 157.004(D)."

Background: The proposed Clark Historic District is comprised of 140 parcels containing 266 buildings, structures and sites. The proposed district includes 15 whole blocks and portions of 5 additional blocks. The District is located south of the downtown commercial district and east of Broadway.

According to the applicant, the proposed boundary of the District includes the most intact portion of the original Clark Addition. The Clark Addition was platted by Dr. Jonathan Clark in 1866 and was the first of several subdivisions created by Dr. Clark, who was a prominent local physician and landowner. Clark's First Addition included 26 blocks and was developed primarily between 1870 and 1930.

The Clark Addition was enlarged with the addition of 42 blocks and a second expansion was planned prior to Dr. Clark's death in 1884. The additions platted by Clark and then his son, William Clark, after Dr. Clark's death, eventually comprised 142 acres of land in the City.

The proposed Clark Historic District contains a number of architectural styles, ranging from Greek Revival to Moderne and Ranch. The District is notable for its collection of late 19th century houses, with an emphasis on Queen Anne style buildings.

The northwest portion of the Clark Addition has been excluded from the boundary because, the applicant contends, "the residences in this area have been impacted by modern commercial construction on Broadway, and have also suffered more incompatible alterations than residences in the heart of the Clark Addition."

What Does Historic District Mean? Although many areas of Eureka are unique, the Clark Addition contains a good mix of residential structures representing a range of architectural styles constructed over a 50 year period of time.

Creation of a historic district can be as simple as identifying a specific area of the city that is demarked by special street name signs, wall placards and other distinctive features that set the district apart from adjoining neighborhoods. The idea is to give a sense of pride to people living within the district and a bond with their neighbors that

can be reflected in the development of neighborhood groups and activities including tree planting programs, neighborhood cleanup events, block parties and similar events. These potential benefits are available to everyone whose property lies within the geographic boundary of the district.

The proposed Clark Historic District has a focal point in the Jefferson Community Center that serves as a catalyst for a variety of activities that engage district members in addition to other residents of the City.

The Historic Preservation Commission, at the request of the Eureka Heritage Society, has also classified structures within the district as Contributing or Non-Contributing. Contributing properties are selected as excellent examples of a specific architectural form, in a condition that has not been significantly altered over the decades and that, if preserved in this condition, will add significantly to the look and feel of the district for years to come.

Some property owners in the District may agree to use the Secretary of Interior Standards for guidance when contemplating exterior changes to the property. Although generally not required, these Standards provide property owners with appropriate tools to maintain their home in a manner consistent with its historic character. However, properties that are listed as contributing to the District must adhere to the Secretary of Interior Guidelines and have these plans for exterior changes and improvements reviewed by the Historic Preservation Commission. There is no charge for this review.

In addition, the Historic Preservation Commission has developed a set of Design Guidelines that, in addition to the Secretary of Interior Standards, will be used as a reference point for review by the Commission.

Thus, property owners wishing to upgrade their property may feel more or less constrained in the manner by which improvements can be made depending on whether their property is “in” or “out” of the proposed Clark Historic District.

Opting In or Out: Boundary lines for the proposed historic district are drawn to include most but not all of the Clark Addition. Twentieth Century development patterns near Broadway have altered the original fabric of the settlement patterns. Thus, these parcels are excluded because they no longer reflect the historic character of the district. Property owners within the proposed Clark Historic District have differing views on the benefits or drawbacks of being included. The City of Eureka does not force property owners to participate in the benefits of or become subject to a Historic Preservation review process.

Many of the properties in the proposed district are included in the “Green Book” *Eureka an Architectural View* by the Eureka Heritage Society. Beginning in 1996, numerous property owners chose, by submitting a letter to the City, to “opt out” of being included on the City’s official Local Register of Historic Places (LRHP). These letters are on file.

There are four types of properties in the proposed District:

1. On the Local Register of Historic Places
2. Opted-off the Local Register of Historic Places
3. Contributing to the Clark District
4. Non-Contributing to the Clark District

Listed properties within the proposed Clark Historic District that are either included on the Local Register of Historic Places (#1 above) or Contributing properties (#3) that will automatically be included within the district boundary and subject to any requirements or limitations of the Clark District, if approved.

Properties whose owners “opted out” of the City’s Local Register in 1996 (#2) can choose to “opt in” if they wish to become a listed property in the District.

Non-Contributing Properties are not listed in the Clark Historic District, cannot “opt in” and owners are NOT subject to district regulations or under the purview of the Historic Preservation Commission.

Applicable Regulations: In part, the purposes of the City of Eureka’s Historic Preservation Ordinance in Title 15, Chapter 157, of the Eureka Municipal Code are to provide policies and controls to promote Eureka’s historical and cultural resources as a means to enhance heritage tourism, economic development and a livable community; identify, interpret and designate the historical and cultural resources within the city; and encourage both public and private stewardship of historical and cultural resources within the City.

Additionally, the Preservation Chapter was adopted to accomplish the following:

- (A) Designate historic districts and properties.
- (B) Foster civic and neighborhood pride regarding the beauty and accomplishments of the past and a sense of identity based on the city’s history.
- (C) Encourage the maintenance of historic properties and ensure that they are well maintained.
- (D) Prohibit demolition of historical and cultural resources except under clearly defined circumstances where appropriate.
- (E) Assure additions and exterior alterations to historic properties conserve or enhance historic character.
- (F) Encourage infill development that reflects the character of existing neighborhoods.

- (G) Educate the public about the importance of preservation and about appropriate design and use of compatible building materials.
- (H) Conserving valuable material and energy resources by ongoing use and maintenance.
- (I) Initiate incentives for designation of historic properties and districts to support maintenance of those properties and districts.
- (J) Use the Secretary of the Interior's Standards and Guidelines for the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic and Cultural Resources.

Paragraph (D) of Section 157.004, *Designation after Effective date; Change in Status*, specifies the conditions that must be satisfied in order to create a preservation district. They are:

- (1) The Commission determines that the district meets guidelines as in effect at the time the designation is considered. Except to the extent modified by the City Council after the effective date, the guidelines shall be those which would apply to eligibility of the district as a historic district on the National Register of Historic Places; and
- (2) The Director shall provide, by certified U.S. mail, return receipt requested, a notice and ballot to each owner of record for each property within the proposed district. Each such notice shall clearly inform the recipient of the effect of district designation if approved, specify the status of the recipient's property in the proposed district (i.e., "contributing" or "non-contributing"), and instruct the recipient as to the location and deadline for submitting ballots to approve or disapprove the district designation; and
- (3) The Commission has jurisdiction over contributing properties in the Historic Preservation District but does not have jurisdiction over existing noncontributing structures; and.
- (4) Sixty percent of the votes cast in the proposed district must support creation of the district for it to become a district. Votes shall be allotted one vote per owner of record of property within the district.

The criteria for designation for inclusion on the National Register is as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (A) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (B) That are associated with the lives of persons significant in our past; or

(C) That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(D) That have yielded, or may be likely to yield, information important in prehistory or history.

Analysis:

The proposed district includes facets of each Criterion (noted above) used to evaluate properties and districts for inclusion on the National Register. When Eureka began to outgrow its limits in 1866, Dr. Jonathan Clark (local physician and landowner) was the first to make a substantial addition to the town (Criterion A and B). There are a wide variety of architectural styles represented in the proposed district, from Greek Revival to Moderne to Ranch. The proposed district is especially noted for its late 19th century homes, with an emphasis on Queen Anne style architecture (Criterion C and D).

The proposed district is located within the boundaries of the Eureka Residential Historic District, which was determined eligible for listing on the National Register by the National Parks Service in 1976.

Summary:

Based on the discussion herein and the information in the attachments, Staff believes that the proposed district would be eligible for listing as an historic district on the National Register of Historic Places. It is therefore recommended that the Commission adopt the attached Resolution finding that the district meets the guidelines in effect at the time the designation is considered, and sending a recommendation to the City Council to conditionally adopt the design standards, pending an affirmative vote for creation of the District by District property owners, and directing City staff to conduct the vote.

Support Material:

Attachment 1:	Planning Commission Resolution 2017-____	page 6
Attachment 2:	Historic Preservation Commission Resolution.....	page 9
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Consulting Planner

Rob Holmlund, AICP
Director of Development Services

April 4, 2017

Attachment 1

RESOLUTION NO. 2017-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA FINDING THAT THE PROPOSED CLARK HISTORIC DISTRICT MEETS THE GUIDELINES IN EFFECT AT THE TIME THE DESIGNATION IS CONSIDERED, AND SENDING A RECOMMENDATION TO THE CITY COUNCIL TO CONDITIONALLY ADOPT THE DESIGN STANDARDS, PENDING AN AFFIRMATIVE VOTE FOR CREATION OF THE DISTRICT BY DISTRICT PROPERTY OWNERS, AND DIRECTING CITY STAFF TO CONDUCT THE VOTE.

WHEREAS, in 2009, the City of Eureka received an application from the Clark District Neighborhood Association proposing the creation of an historic district; and

WHEREAS, the district will encompass a large portion of the Clark Addition, which is located in the northwest area of the City, just south of the downtown commercial district, and east of Broadway; and

WHEREAS, the proposed Clark Historic District consists of 140 parcels containing 266 buildings, structures and sites, with 166 contributing to the district, and includes 15 whole blocks and portions of 5 additional blocks; and

WHEREAS, the Clark Addition, platted in 1866 by Dr. Jonathan Clark, a prominent local physician and landowner, was the first of several subdivisions created by Dr. Clark; and

WHEREAS, Clark's First Addition of 26 blocks was developed primarily between 1870 and 1930; and

WHEREAS, the Clark Addition was enlarged by 42 blocks planned prior to Dr. Clark's death in 1884; and

WHEREAS, additions platted by Clark and his son William Clark, eventually included 142 acres of land in the City; and

WHEREAS, buildings in the proposed Clark Historic District represent a number of architectural styles ranging from Greek Revival to Moderne and Ranch; and

WHEREAS, the District is notable for late 19th century houses, with an emphasis on Queen Anne style buildings; and

WHEREAS, the Clark District Neighborhood Association conveyed this project to the Eureka Heritage Society as its successor on August 26, 2016; and

WHEREAS, following a duly noticed public hearing on July 6, 2016, the Historic Preservation Commission determined that the proposed Clark Historic District was consistent with the Secretary of Interior Standards and approved the Clark District Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Eureka, that:

1. Creation of an historic district is a “project” subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and qualifies for a Class 31 exemption from the preparation of environmental documents. Class 31 exempts projects that will preserve, conserve, maintain, repair, rehabilitate, and/or reconstruct historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
2. The proposed district includes facets of each of the four Criterion (A-D) used to evaluate properties and districts for inclusion on the National Register:
 - a. When Eureka began to outgrow its limits in 1866, Dr. Jonathan Clark (local physician and landowner) was the first to make a substantial addition to the town (Criterion A and B).
 - b. There are a wide variety of architectural styles represented in the proposed district, from Greek Revival to Moderne to Ranch.
 - c. The proposed district is especially noted for its late 19th century homes, with an emphasis on Queen Anne style architecture (Criterion C and D)
3. The district is consistent with the Secretary of the Interior Standards currently in effect for creation of a district and would be eligible for listing as an historic district on the National Register of Historic Places.
4. The proposed district is located within the boundaries of the Eureka Residential Historic District, which was determined eligible for listing on the National Register by the National Parks Service in 1976.
5. The Clark District Guidelines are consistent with the General Plan and zoning regulations.
6. The Planning Commission recommends the City Council conditionally adopt the Clark District Guidelines, pending an affirmative vote for creation of the District by District property owners.

7. The Planning Commission recommends the City Council direct City staff to conduct the vote pursuant to Eureka Municipal Code Section 157.004(D).

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 10th day of April 2017 by the following vote:

AYES:	COMMISSIONER
NOES:	COMMISSIONER
ABSENT:	COMMISSIONER
ABSTAIN:	COMMISSIONER

Attachment 2

RESOLUTION NO. 2016-03

RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EUREKA DETERMINING THAT THE PROPOSED CLARK HISTORIC DISTRICT IS CONSISTENT WITH THE SECRETARY OF THE INTERIOR STANDARDS, AND APPROVING THE CLARK DISTRICT GUIDELINES

WHEREAS, in 2009, the City of Eureka received an application from the Clark District Neighborhood Association proposing the creation of an historic district; and

WHEREAS, the district will encompass a large portion of the Clark Addition, which is located in the northwest area of the City, just south of the downtown commercial district, and west of Broadway; and

WHEREAS, the proposed Clark Historic District contains 140 parcels containing 266 buildings, structures and sites, with 166 contributing to the district, and includes 15 whole blocks and portions of 5 additional blocks; and

WHEREAS, the Clark Addition was platted by Dr. Jonathan Clark in 1866 and was the first of several subdivisions created by Dr. Clark, who was a prominent local physician and landowner; and

WHEREAS, Clark's First Addition included 26 blocks and was developed primarily between 1870 and 1930; and

WHEREAS, the Clark Addition was enlarged with the addition of 42 blocks and a second expansion was planned prior to Dr. Clark's death in 1884; and

WHEREAS, the additions platted by Clark and then his son, William Clark, after Dr. Clark's death eventually comprised 142 acres of land in the City; and

WHEREAS, the proposed Clark Historic District contains a number of architectural styles, ranging from Greek Revival to Moderne and Ranch; and

WHEREAS, the District is notable for its collection of late 19th century houses, with an emphasis on Queen Anne style buildings; and

WHEREAS, the applicant has developed the Clark District Guidelines, which have been reviewed by the Historic Preservation Commission and then by City Staff for a determination of consistency with the General Plan and zoning regulations.

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka, that:

1. Creation of an historic district is a "project" subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, it qualifies for a Class 31 exemption from the preparation of environmental documents. Class 31 exempts projects that will preserve, conserve, maintain, repair, rehabilitate, and/or reconstruct historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

2. The proposed district includes facets of each of the four Criterion (A-D) used to evaluate properties and districts for inclusion on the National Register:

When Eureka began to outgrow its limits in 1866, Dr. Jonathan Clark (local physician and landowner) was the first to make a substantial addition to the town (Criterion A and B).

There are a wide variety of architectural styles represented in the proposed district, from Greek Revival to Moderne to Ranch.

The proposed district is especially noted for its late 19th century homes, with an emphasis on Queen Anne style architecture (Criterion C and D)

3. The district is consistent with the Secretary of the Interior Standards currently in effect for creation of a district and would be eligible for listing as an historic district on the National Register of Historic Places.

4. The proposed district is located within the boundaries of the Eureka Residential Historic District, which was determined eligible for listing on the National Register by the National Parks Service in 1976.

5. The Clark District Guidelines are consistent with the General Plan and zoning regulations, and are approved.

PASSED, APPROVED, AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 7th day of September, 2016 by the following vote:

AYES:	COMMISSIONERS LORING, HANSEN, KNIGHT, SEIVERTSON
NOES:	NONE
ABSENT:	COMMISSIONER EAGAN
RECUSED:	COMMISSIONER PETTY



Ted Loring, Chair, Historic Preservation Commission



Attachment 4



CITY OF
EUREKA

CLARK

HISTORIC

DISTRICT

DESIGN

GUIDELINES

DESIGN GUIDELINES FOR THE CLARK HISTORIC DISTRICT

Eureka, California



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DESIGN GUIDELINES FOR THE CLARK HISTORIC DISTRICT

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CHAPTER 1

Section 1 Purpose of Design Guidelines

Eureka is noted for its distinctive architecture, history and culture. It is critical that we preserve and protect these valuable resources. These historic district guidelines were developed to protect the beauty; improve quality of environment, and maintain the traditional scale and character of the Clark District.

Structure of this document

The balance of this document is laid out in Chapters. Each Chapter consists of a number of *Guidelines* with a collection of bullet points under each *Guideline*. The *Guideline* sets out a general principle. The bullet points illustrate how that principle might be applied in a variety of circumstances.

For example, look at *Guideline 7.4*:

Guideline 7.4: An original window should be preserved and maintained in place whenever possible

- Preserve the functional features of an historic window
- Features important to the character of a window that should be preserved include its glass (either clear or stained), frame, sash, muntins, mullions, glazings, sills, heads, jabs, moldings, type, locations and relation to other windows
- Re-glazing, or replacement of the putty that holds in glass lights may also be necessary
- Replace broken sash cords with cord or chain
- The proportions and arrangement of windows contribute to the character of each residence and should be preserved. Although most residential windows had a vertical emphasis, many of those seen on Craftsman influenced houses had a horizontal emphasis

The general principle is that original windows should be retained and maintained. The bullet points describe how one might deal with the various elements of a window.

How a property owner can use this document

Like living things, buildings change over time. Maintenance is required to keep a property in good repair. Alterations or additions may be required to adapt a property to new uses or even new owners. The key preservation challenge is to maintain – and change – a building without changing its essential historical character.

Before a property owner plans an addition, alteration, new structure, or even a major maintenance project, he or she would be well advised to study these *Guidelines*. The *Guidelines* and associated bullet points provide practical suggestions about how to make changes without changing the essential character of the property.

How City Staff and the Historic Preservation Commission will use these *Guidelines*

A list of properties is protected by being on the local Historic Register. Owners of those properties must seek City approval for changes or additions that affect the exterior as viewed from a street or alley.

Some proposed changes may be approved by City staff. Some will be referred to the Historic Preservation Commission. In both cases, the proposed change will be approved if it doesn't negatively affect the essential historical character of the property.

DESIGN GUIDELINES FOR THE CLARK HISTORIC DISTRICT

Eureka, California

The Commission and staff rely heavily on the *Guidelines* when evaluating a project proposed by a property owner. Changes that are consistent with the *Guidelines* are likely to be approved. If they aren't consistent, then the request to make changes may be denied.

Current Policies and Agencies

Various policies and agencies are in place that provide information and regulations for historic preservation on a city, state and federal level.

City Policies

The Eureka General Plan Historic Preservation Element outlines the context of Eureka's many historic resources, and establishes detailed goals and strategies for preserving these resources.

The Eureka Municipal Code (EMC) Chapter 157 addresses Historic Preservation codes in Eureka. The Historic Preservation Commission (HPC) was created by the City as a means to protect cultural and historic resources in Eureka. EMC Section 157 gives the Commission the responsibility to review all applications for additions, new construction, alterations or demolition of properties that are on the local register or in a district, and to identify and carry out practices that will preserve and enhance the unique historical and cultural aspects of Eureka.

State Policies and Agencies

The California Office of Historic Preservation (OHP) administers state and federal historic preservation programs and provides technical assistance to federal, state, and local government agencies, organizations, and the general public with regard to historic preservation programs designed to identify, evaluate, register, and protect California's historic resources.

National Policies and Agencies

The **National Historic Preservation Act (NHPA)**; Public Law 89-665; 16 U.S.C. 470 *et seq.*) is legislation intended to preserve historical and archaeological sites in the United States of America. The act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation Offices.

The National Historic Preservation Act Section 106 was an amendment created to reduce federal impact by taking into account their effect of their undertakings on historic places in America. It allows a reasonable amount of time for the Advisory Council on Historic places to comment.

The Secretary of the Interior's Standards for the Treatment of Historic Properties (Appendix) with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment.

Why Preserve Historic Resources?

There are many reasons to preserve historic resources. Following are some of them:

- In California, it is widely believed that Northern California has the best examples of pre- 1900 architecture and probably nowhere is that better demonstrated than in Eureka. Eureka is often referred to as the Williamsburg of the West and is said to have more historic architecture per capita than any city in Northern California. This occurred because of the economics of the area. During the early years when lumber was king and was abundant, beautiful homes were built. Materials were better and craftsmen were abundant to do the fine work that exists on many Eureka homes today. Later, as the economy shrank, people could not afford to tear them down and build modern residences. Today we are left with a rich legacy of many

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Eureka, California

historic styles besides Victorian and Craftsman homes.

- Studies show that homes in historic districts maintain their value or become more valuable than similar homes that are not protected. These benefits can extend to adjacent areas as well but are most noticeable when state and local laws encourage historic preservation.
- Living in an historic district often leads to neighbors becoming active in other improvements in the neighborhood. The Clark District is a good example of this. In the twelve years since this effort began, neighbors have worked to develop a Community Center at Jefferson School. A walk around the proposed district will show the neighborhood homes are being maintained. There are virtually no houses in disrepair.
- Historic Districts tend to be near the center of town making neighborhoods convenient and walkable.
- Tour buses and guided tours in historic neighborhoods generate income for restaurants and lodging facilities.
- Restoring homes often generates more money for an area than new development where many workers and materials come from out of the area.
- The greenest structure is almost always one that is already built. It uses fewer and better materials, takes less energy to produce and transport materials, generates less waste for land fill, and resides where infrastructure and services already exists.

Section 2 The Clark District's Architectural Styles

The Clark District contains a wide range of architectural styles, ranging from Greek Revival to Moderne and Ranch. The District is particularly notable for its collection of late 19th Century houses, with an emphasis on Queen Anne style buildings. The various styles found in the Clark District are described below.

Counts of buildings of various types are approximate, given the somewhat subjective nature of architectural styles and the vernacular and dual styles found in the area. These estimates represent the best count of good examples of each style found within the district. In general, the counts exclude outbuildings, which are usually utilitarian in design. These outbuildings can be contributing or non-contributing resources and should be identified in the survey as such.

Greek Revival

The earliest houses found in the Clark Addition were constructed in the Greek Revival style. This austere early style was common in the area from the time of Anglo-American settlement in 1850 to the 1880's. This style is characterized

by:

- Medium pitched, front facing gable roof, often embellished with a wide frieze board and/or eave returns
- Small entrance porch
- Pedimented window heads
- Applied pilasters.
- Multi-light windows
- Sidelights and transoms surrounding the doors

Approximately twelve Greek Revival houses have been identified in the Clark Historic District.

Gothic Revival

The Gothic Revival style became popular in Eureka during the period 1870 to 1890. This style is



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characterized by:

- Steeply pitched front gabled roof, or a side gabled roof with a steeply pitched centered dormer
- Sinuous bargeboards
- Window hoods
- False stone elements such as quoins
- Pointed arched windows

Ten Gothic Revival houses have been identified in the Clark Historic District.

Italianate

Italianate houses are another popular style in the 1870 to 1880 period. These houses drew on the rustic styles of Italian farmhouses, and were brought to the United States via the English picturesque movement. Italianate houses generally feature:

- Low pitched hipped roofs.
- Windows may be arched or rectangular with one over one or two over two sashes.
- Elaborate window trim or hoods
- Elaborate cornices, featuring brackets either singly or in pairs.

Thirteen Italianate houses have been identified in the Clark Historic District.



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Stick Eastlake

Stick/Eastlake style houses appeared in Eureka around 1890, and remained common until c. 1906. These houses emphasized straight, vertical lines and boxy forms. They typically have:

- Asymmetrical forms with low pitched hipped roofs
- One or two rectangular bays, usually set on the front façade, but sometimes at the building's corners
- Applied detail, or “stickwork” including a variety of trim boards and narrow brackets beneath the eaves
- Long and narrow windows and doors continuing the emphasis on vertical lines



Seven Stick/Eastlake houses have been identified in the Clark Historic District.

Queen Anne

The Queen Anne style, a very popular style in Eureka from 1885 to 1900 and even to 1910, is characterized by:

- Irregular roof shapes and building masses
- Highly textured wall surfaces
- Cut away bays
- Scroll cut brackets
- Bargeboards
- Turned spindlework
- A variety of siding types, shingles, shiplap, etc.
- Overhanging upper stories
- Porches, with wrapping porches being the most common
- Classical columns
- Towers, turrets, oriel windows, chamfered corners
- Double hung windows



Thirty-eight Queen Anne houses have been identified in the Clark Historic District, making it the most frequently observed style in the area.

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Colonial Revival

The Colonial Revival style was popular from about 1890 to 1915 and was influenced by Georgian and Dutch Colonial prototypes. Houses built in this style were large and could have:

- A symmetrical façade
- A low pitched hipped or side gabled roof
- A prominent portico
- Elaborate door surrounds including sidelights or fanlights
- Double hung windows in pairs with multiple panes in the upper or both sashes
- Prominent Palladian windows or windows with rounded arch heads
- Boxed cornice with little overhang and decorated with dentils or modillions,
- Open eaves and rakes.



Colonial Revival

A variant of this style was the Dutch Colonial Revival, characterized by a gambrel roof form.

Eleven Colonial Revival houses have been identified in the Clark Historic District.

Craftsman

The Craftsman style appeared shortly after the turn of the century and was influenced by the work of Gustav Stickley and the Arts and Crafts movement. The Craftsman ideal toward simple, directly revealed craftsmanship was the result of a number of early 20th century tendencies, such as the rise of the middle class, the increase in individual home ownership, and a growing interest in nature and “natural living.” Characteristics of the style include:

- The use of local natural materials
- Wide overhanging eaves with exposed rafter tails
- Horizontal emphasis
- An open floor plan with connection to nature through the many windows and porches



The most common interpretation of the Craftsman style was the Craftsman bungalow. The bungalow was one of the most popular house types in America and was particularly predominant between about 1905 and 1935. The true bungalow is characterized by its:

- One or one-and-a-half story plan
- A low pitched roof with wide overhanging eaves
- A wide front porch

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- Exposed rafter tails
- Knee braces in gables and porches
- Square or tapered porch posts frequently resting on piers
- Partially enclosed porches with a knee wall
- Shed or gable dormers

Horizontal lapped wood siding and wood shingles are the most typical wall cladding, although there are examples of stone, brick and stuccos.

Thirteen Craftsman bungalows have been identified in the Clark Historic District.

Additional Styles

By the 1920's, several styles based on earlier prototypes became popular. Often referred to as the 20th Century Period Revival, they include Colonial, Cape Cod, Spanish Colonial, Mediterranean, California Mission, Italian Renaissance, Norman Farmhouse, English Cottage, Moderne, and Tudor styles. Most houses built in these styles were smaller and less architecturally sophisticated than their ancestors. They were, in large part, popularized through catalogues and mail order companies. Although the majority of these houses were constructed in the 1920's, their use continued through the 1930's and 1940's

Four period revival houses have been identified in the Clark Historic District



Norman Revival



Spanish Colonial

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Moderne



Dutch Colonial Revival

Ranch

By the mid-1940's, the Ranch house was growing in popularity. Generally, the style is exemplified by:

- A single story
- Ground hugging profile
- A low pitched gable or hipped roof
- Wide overhanging eaves.
- Large windows often grouped to create a "window wall"
- Open floor plans
- A family room
- An attached garage
- Anonymous street façade
- Patios, courtyards and gardens are placed to the rear of the house
- Wood frame or masonry construction , with sheathing of horizontal wood siding, wood shingles, brick, stone, stucco, or a combination



The most common versions of the Ranch house include the Suburban Ranch and the Tract Ranch.

Suburban Ranch

The Suburban Ranch was often:

- one-room deep
- shaped like a "U"
- was a conscious attempt to integrate nature through its patio, landscaping, and general setting

Tract Ranch

The Tract Ranch was:

- Adapted for small lots and fast-built tract housing

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- Rectangular in shape
- Deep rooms
- A garage projecting from the front of the house

At least four Ranch style houses have been identified in the Clark Historic District.

Section 3 Design Principles

The Design Principles follow the Secretary of Interior Standards, address determining historic significance, and contain basic preservation principles.

Secretary of the Interior Standards

The Secretary of the Interior Standards were developed by the National Park Service, and offer a framework for preservation, rehabilitation, restoration and reconstruction of historic properties. . The guidelines for Eureka's Clark District reflect the values of the Standards and define how they can be used in the District.

Historic significance

A property is generally not considered historically significant until it is 50 years old and has one of the following components:

- It is architecturally significant or contributes significantly to the character of the District
- An important person lived there
- An important event occurred there

Basic Preservation Principles

Do no harm

- Work should be done in a way that won't severely alter, affect, or destroy the fabric and historic details of the building

Respect historic design

- The style or elements of the building should not be changed

Preserve and maintain significant features

- Evaluate, record, preserve and maintain significant features

Repair deteriorated historic features

- Whenever possible, deteriorated features should be repaired with same or like materials

Use high quality materials

- The use of high quality materials will provide long-term benefits and minimize future repairs

Use discretion when making substantial alterations or new additions

- New additions and/or alterations should not harm historic materials. They should be compatible with the historic building but able to be recognized as not part of the original building

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Section 4 Design Guidelines

How are they used?

These guidelines and the Secretary of the Interior Standards should be reviewed by the home owners prior to construction and compared to the desired changes when planning a repair or alteration.

When changes are brought to the HPC, the HPC will review the request to insure that the historic integrity of the home and neighborhood will be preserved. They will use the Clark District guidelines and the Secretary of Interior Guidelines during this process.

The table of contents should be reviewed to see which guidelines should be followed:

- Chapters 1, 3, and 4 provide general information that applies to all guidelines
- Chapter 2 identifies the important elements of each style home, e.g. Queen Anne
- Chapter 5 deals with architectural detail such as dentils and bargeboard
- Chapter 6 provides guidelines for materials such as wood siding, shingles, stucco, river rock and brick
- Chapter 7 addresses elements such as porches, windows, doors, roofs, chimneys, gutters as well as other elements
- Chapter 8 describes guidelines for new additions
- Chapter 9 discusses landscapes and hardscape
- Chapter 10 addresses auxiliary structures and Chapter 11

CHAPTER 2

Section 5 Architectural Details

Architectural details add interest to buildings and include items like bargeboard, dentils, spindles, window hoods, brackets, and other ornamentation.

Guideline 5.1: Original architectural details should be preserved and maintained in place whenever feasible

- Avoid removing or altering any significant architectural detail
- Avoid adding elements or details that were not part of the original building
- Protect and maintain significant stylistic elements
- Consult with preservation specialists for techniques that are generally considered appropriate
- When choosing preservation treatments, use the gentlest means possible
- Protect architectural details from moisture accumulation that may cause damage
- Check details that have flat or recessed surfaces regularly
- Use technical procedures for cleaning, refinishing and repairing architectural details that will maintain the original finish

Guideline 5.2: Deteriorated architectural details should be repaired rather than replaced, whenever possible

- Repair only those features that are deteriorated
- Removing damaged features that can be repaired is not appropriate
- Protect features that are adjacent to the area being worked on

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- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair
- When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials
- Document its location so it may be repositioned accurately
- Always devise methods of replacing the disassembled materials in their original configuration.

Guideline 5.3: Original architectural details that have deteriorated beyond repair should be replaced in kind

While restoration of the original material or feature is the preferred alternative, in some situations a portion of the original building material may be beyond repair and replacement is necessary. Even when the replacement material exactly matches the original, the integrity of an historic building is compromised when material is extensively removed as it results in the loss of historic integrity. Original material is physical evidence of labor and craftsmanship of an earlier time and this is lost when it is replaced.

- Remove and replace only that portion which is deteriorated beyond repair
- Document the original with photographs and drawings if possible
- Match the original features in design, color, texture, and other visual properties, composition, scale and finish
- If parts are missing, consider replacing them with the same kind of material as the original
- In some instances, substitute materials may be used for replacing architectural details. If they must be used, they should convey the visual appearance of the original materials in design, scale, proportion, finish and appearance
- When reconstruction of a feature is impossible, developing a compatible new design that is a simplified interpretation of the original is appropriate
- The new element should relate to comparable features in general size, shape, scale and finish when inadequate information exists to allow for an accurate reconstruction of missing features
- Avoid adding ornamentation or other decorative elements, unless thorough research indicates that the building once had them
- Conjectural “historic” designs for replacement parts that cannot be substantiated are inappropriate as doing so gives the building a false “history” it never had
- For primary structures, details may be copied from similar buildings within the neighborhood, when there is evidence that a similar element once existed. For example, where “scars” on the exterior siding suggest the location of decorative brackets but no photographs exist of their design, then designs for historic brackets on buildings that are clearly similar in character may be used as a model

Section 6 Historic Exterior Building Materials

Milled wood siding, wood shingles, stucco, river rock and brick were the typical primary building materials used on the exteriors of residences throughout Eureka. Wood was typically painted or stained. Stucco was also originally used in a variety of applications as the primary exterior material. Later, however, stucco was used to cover original materials. In most cases, this later stucco application has a negative effect on the character of the building.

Brick and stone were mainly used for building walls, chimneys, porch supports and foundations although they were also used in construction of some buildings. The distinct characteristics of these building materials, including the size of the individual bricks or stones, its texture and finish, contribute to the historic character of a building.

Materials contribute to the authenticity of the property as an historic resource. Even when the replacement material exactly matches that of the original, the integrity of an historic building is to some extent compromised. This is because the original material exhibits a record of the labor and craftsmanship of an earlier time and this is lost when it is replaced. In some instances their removal (especially stucco) may pose difficulties. Before removing a later applied siding material a test patch removal in an inconspicuous location should be completed to determine the feasibility of removal and the extent of damage to

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the original material.

The best way to preserve historic building materials is through well-planned maintenance. Wood surfaces, for example, should be protected with a good application of paint or stain.

Guideline 6.1: Original building materials should be preserved in place, whenever feasible

- Maintain existing wall materials and textures
- Avoid removing materials that are in good condition or that can be repaired in place
- Avoid replacing a major portion of an exterior wall that could be repaired. Reconstruction may result in a building that has lost its integrity
- Determine if repainting/restaining is necessary. A low-pressure water wash may be sufficient to return to the surface to an acceptable condition.
- Prior to painting or staining, remove damaged or deteriorated paint or stain using the gentlest method (handscraping and handsanding), then prime the surface using compatible paints that are not textured. paint removal is to be used only supplementally.
- All wood surfaces should be painted or stained
- Avoid removing roof material that is in good condition. Replace it only when necessary. (See Preservation Briefs #4: Roofing for Historic Buildings, published by the National Park Service)
- Take measures to ensure adequate drainage to prevent unnecessary damage.

Guideline 6.2: Deteriorated building materials should be repaired rather than replaced whenever possible

In some cases, original building materials may be deteriorated. When this occurs, repair the material and any other related problems that may lead to further damage. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Preserving original materials that show signs of wear is therefore preferred to their replacement. Repair deteriorated, primary building materials by patching, piecing-in, consolidating or otherwise reinforcing them.

- Avoid the removal of damaged materials that can be repaired
- Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair. Use the gentlest means possible to clean a structure
- Perform a test patch to determine that the cleaning method will cause no damage to the material's surface. Many procedures can actually result in accelerated deterioration or damage materials beyond repair
- If cleaning is needed, a low-pressure water wash may be appropriate. Chemical cleaning may also be considered. Abrasive methods such as sandblasting are not appropriate, as they permanently erode building materials and finishes and accelerate deterioration. (See also Preservation Briefs #1: The Cleaning and Waterproof Coating of Masonry Buildings, published by the National Park Service)
- Use technical procedures for removal of hazardous materials that preserve, clean, refinish or repair historic materials and finishes. (See also Preservation Briefs #6: Dangers of Abrasive Cleaning to Historic Buildings, published by the National Park Service)
- Early paint layers may be lead-based, in which case, special procedures are required for removal or encapsulation
- Siding materials that contain asbestos were sometimes used to cover original materials. Caution is recommended if they are removed.
- Note that asbestos is a hazardous material and may require removal by a qualified contractor

Guideline 6.3: Original building materials that have deteriorated beyond repair should be replaced in kind

- While maintaining the original material is the preferred alternative, in some situations the original building material (or a portion of it) may be beyond repair. Replacement should occur only if the existing historic material cannot be reasonably repaired. It is important that the use of replacement materials be minimized, because the original ones contribute to the authenticity of the property. Even when a replacement material exactly matches that of the original, the

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- integrity of an historic building is compromised when material is extensively removed and replaced. (See also Preservation Briefs #16: The Use of Substitute Materials on Historic Building Exteriors, published by the National Park Service)
- Match the original in composition, scale and finish when replacing exterior siding material
- If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and surface finish
- Replace only the amount required. Repair wood features by patching or piecing-in new wood elements that match the original
- Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary siding materials on an historic structure.
- Replacement roof materials for an historic structure should convey a scale and texture similar to those used traditionally
- When choosing a roof replacement material the architectural style of the structure should be considered
- Where replacement is necessary, use similar materials to those seen historically

Guideline 6.4: The covering of original building materials is inappropriate

- Synthetic stucco, panelized brick, vinyl, aluminum or other composite siding materials are inappropriate. (See also Preservation Briefs #8: Aluminum and Vinyl Siding on Historic Buildings, published by the National Park Service)
- Consider removing later covering materials that have not achieved historic significance
- In some instances a later covering may have achieved historic significance, especially if it was applied early in the building's history. When this is the case, the later covering may be maintained on the structure
- Do not re-side a building with another covering material if another non-historic covering already exists. Removing the covering to expose the original material is appropriate in such a case
- Once the covering has been removed, repair the original underlying material

Guideline 6.5: Masonry construction should be preserved in its original condition.

Many buildings include brick or stone for structural walls, porch piers and chimneys. Although it is a very durable material, masonry is not invulnerable. Therefore the proper maintenance and preservation of masonry is important.

- Preserve the original mortar joint and unit size, the tooling and bonding patterns, coatings and color of masonry surfaces
- Original mortar, in good condition, should be preserved in place. Repoint only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing
- Duplicate the old mortar in strength, composition, color, texture and joint width and profile
- Mortar joints should be cleared with hand tools. Using electric saws and hammers to remove mortar can seriously damage the adjacent masonry
- Mortar should fill the joint but should not overfill it, and it should not be applied on the faces of the masonry units. (See also Preservation Briefs #2: Repointing Mortar Joints in Historic Brick, published by the National Park Service)
- Correct any problems that caused mortar loss or deterioration or the deterioration of the mortar may occur again. Masonry that was not painted historically should not be painted
- Masonry naturally has a water-protective layer, or patina. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years. However, masonry may be sealed if repairs (e.g. repointing) fails to address water penetration problems.
- Protect masonry from water deterioration. Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features. Original stucco coatings over masonry should be maintained in good condition
- Where deterioration of the stucco exists, that portion should be repaired only with a historically formulated stucco which is consistent with the existing. Modern stucco is considerably stronger and may result in bonding issues.
- Where original stucco has been removed from brick, then re-stuccoing may be considered
- Protect masonry from mortar erosion

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Section 7 Individual Exterior Building Features

Porches

Many Eureka houses have porches as prime character defining features. Because of their historical importance and prominence, porches should be preserved. A porch protects an entrance from rain and provides shade. It also provides a sense of scale and aesthetic quality to the facade of a building. Finally, a porch often connects a house to its context by orienting the entrance to the street.

Porch designs vary as much as architectural styles. They differ in height, scale, location, materials and articulation. A porch may be cut in, project, or wrap around a corner and it may have elaborate details and finishes. Although they vary in character, most porches have these elements in common:

- Balustrades and railings
- Posts (columns)
- Architectural details
- Gabled, hipped or flat shed roofs

These elements often correspond to the architectural style of the house and therefore the entire building's design character should be considered before any major rehabilitation or restoration work is done.

Porch Deterioration

Because of constant exposure to sun and rain, a porch may decay faster than other portions of a house. Furthermore, if water is not channeled away from the foundation of the porch its footings may be damaged. Peeling paint is a common symptom. Often, the porch itself may experience sagging or detachment from the house due to settling.

Porch Alterations

In some cases, original porches have been subsequently altered. Some have had minor changes, such as roof repairs or repainting, while others have been altered to the degree that they have lost much of their character. For instance, wood columns and balustrades sometimes have been replaced with thin “wrought iron” railings and posts. In other cases, stone or brick piers have been plastered. This compromises the proportions and integrity of the house.

Guideline 7.1: An original porch should be preserved and maintained in place whenever feasible

- Maintain the existing location, shape, details, and posts of the porch

Guideline 7.2: Deteriorated porch details should be repaired rather than replaced, whenever possible

- Repair is preferred because the original materials contribute to its historic character. Even when replaced with an exact duplicate, a portion of the historic building fabric is lost; therefore, such treatment should be avoided when feasible
- Repairs may include the limited replacement in kind, or with compatible substitute material, of extensively deteriorated or missing parts
- Avoid using a porch post that would be substantially smaller than other supports on the porch or than seen

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historically

- Do not remove original details from a porch. These include the porch posts, balustrade and any decorative brackets that may exist
- Missing or deteriorated decorative elements should be replaced to match existing elements; e.g., match the original proportions and spacing of balusters when replacing missing ones
- Where an historic porch does not meet current code requirements and alterations are required, request that the City apply the State Historic Building Code so that the porch may be constructed as it originally appeared. New porch posts should be in scale and proportion to those used historically
- Where supports exist that were part of a later alteration, consider replacing them with more appropriate supports
- The height of the railing and the spacing of balusters should be similar to those used historically
- When a porch is enclosed or screened, it should be done with a transparent material placed behind porch posts

Guideline 7.3: When an original porch is irreversibly altered or missing, constructing a new porch may be considered provided that it is similar in character to those found on comparable buildings.

Research the history of the porch. In doing so, one should look for:

- Documentation of the original porch in the form of historic sketches and/or house plans
- Physical evidence of the original porch, including “ghost lines” on walls that indicate the outline of the porch and/or holes on the exterior wall that indicate where the porch may have been attached to the front facade
- Examples of other houses of the same period and style that may provide clues about the design and location of the original porch
- Important aspects of a replacement design such as its location, scale, materials
- Unless reconstructing a porch from historical documentation, it is not necessary to replicate the details of the original porch or a porch design copied from a similar style house; however, it is important that new details be compatible with the design of the porch and the style of the house

Windows and Doors

Windows and doors are some of the most important character-defining features of historic structures. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window and door designs in fact help define many historic building styles. They often are recessed into openings or they have surrounding casings and sash components which have a substantial dimension that cast shadows which also contributes to the character of the historic style.

Window Construction

The proportions, orientation and divisions of an historic window are among its essential features. Another important feature is the arrangement and number of “lights,” or panes, into which a window is divided. Many early windows on Craftsman-influenced houses in Eureka were horizontally proportioned, for example.

Window Types

Window types typically found in historic structures of Eureka include:

- Casement - Hinged windows that swing open, typically to the outside
- Double hung -Two sash elements, one above the other. Both upper and lower sashes slide within tracks on the window jambs
- Fixed - The sash does not move
- Single hung -Two sash elements, one above the other. Only the lower sash moves

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Deterioration of Historic Windows

Properly maintained, original windows will provide excellent service for decades. Most problems occur when there is a lack of proper maintenance. For example, the accumulation of layers of paint on a wood sash may make operation difficult. Using proper painting techniques, such as removing paint layers and repainting or refinishing, can solve this problem. Water damage and the ultraviolet degradation caused by sunlight also are major concerns. Damage occurs when the painted layer is cracked or peeling. Decay can result that may make operation

Of the window difficult, and if left untreated can lead to significant deterioration of window components. In most cases, windows are protected if a good coat of paint is maintained.

Guideline 7.4: An original window should be preserved and maintained in place whenever possible

- Preserve the functional features of an historic window
- Features important to the character of a window that should be preserved include its glass (either clear or stained), frame, sash, muntins, mullions, glazings, sills, heads, jabs, moldings, type, locations and relation to other windows
- Re-glazing, or replacement of the putty that holds in glass lights may also be necessary
- Replace broken sash cords with cord or chain
- The proportions and arrangement of windows contribute to the character of each residence and should be preserved. Although most residential windows had a vertical emphasis, many of those seen on Craftsman influenced houses had a horizontal emphasis

Guideline 7.5: Deteriorated window details should be repaired rather than replaced whenever possible

In most cases it is more economical to repair the existing frame and glass rather than to replace them. Another benefit to repair is that the original materials contribute to the historic character of the building. Even when replaced with an exact duplicate window, a portion of the historic building fabric is lost and therefore such treatment should be avoided.

- When deciding whether to repair or replace a historic window first, determine the window's architectural significance. Is it a key character-defining element of the building? Typically, windows on the front of the building and on sides that are visible from the street are key character-defining elements. Windows which are located on other walls which are less visible from public right-of-way are typically less significant. Greater flexibility in the treatment or replacement of such secondary windows may be considered
- Second, inspect the window to determine its condition. Distinguish superficial signs of deterioration from actual failure of window components. Peeling paint and dried wood, for example, are serious problems, but often do not indicate that a window is beyond repair. What constitutes a deteriorated window? A rotted sill may dictate its replacement, but it does not indicate the need for an entirely new window. Determining window condition must occur on a case-by-case basis; however as a general rule, a window merits preservation, with perhaps selective replacement of components, when more than fifty percent of the window components can be repaired
- Third, determine the appropriate treatment for the window. Surfaces may require cleaning and patching. Some components may be deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire window
- Disassemble sash components and repair or stabilize the wood
- Re-glazing, or replacement of the putty that holds in glass lights, may also be necessary

Guideline 7.6: An original window that has deteriorated beyond repair, should be replaced in kind

When a window is to be replaced, the size and proportion of window elements, including glass and sash components, should match the original. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening should be maintained

A frequent concern is what the material of the replacement window should be. While wood was most often used historically, metal and vinyl clad windows are common on the market today and sometimes are suggested as replacement options by window suppliers. However, it is possible to consider alternative materials in some special cases, if the resulting appearance

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will match that of the original, in terms of the finish of the material, its proportions and profile of sash members.

When replacing a historic window, it is important to preserve the original casing when feasible. This trim element often conveys distinctive stylistic features associated with the historic building style and may be costly to reproduce. Many good window manufacturers today provide replacement windows that will fit exactly within historic window casings.

- Maintain the historic ratio of window openings to solid wall
- The substitute also should have a demonstrated durability in this climate
- Match the replacement also in the number and position of glass panes
- Very ornate windows that do not reflect the character of original windows are inappropriate
- If, however, the entire window must be replaced, the new one should match the original in appearance
- The use of low-emissivity (“Low-E”) glass is discouraged in new or replacement windows
- Maintain the historic window arrangement on a primary facade
- Large surfaces of glass are inappropriate on historic structures. Where large areas of glass are necessary, consider placing them on secondary facades. Also, divide them into several smaller windows that are in scale with those seen traditionally. When appropriate, a new opening should be similar in location, size and type to those seen traditionally
- Windows should be simple in shape, arrangement and detail
- Unusually shaped windows, such as triangles and trapezoids are inappropriate
- Windows should be finished with trim elements and dimensions similar to those used traditionally
- Divided lights should be formed from smaller mullions integral to the window
- Snap-in-muntins may only be considered on building walls other than the primary elevation
- Match the profile of the sash and its components, as closely as possible to that of the original window. An historic wood window has a substantial profile. The way in which the sash distinguishes the actual window from the surrounding plane of the wall and is important
- See also Preservation Briefs #9: The Repair of Historic Wooden Windows, published by the National Park Service

Doors

Doors are important character-defining features of historic structures, which give scale to buildings and provide visual interest to the composition of individual facades. Many historic doors are noted for their materials, placement and finishes. Because an inappropriate door can affect the character of an historic building, one should be careful to avoid radical alteration of an old door and, if needed, choose a new one that is appropriate to the period.

Door Types

There are many different types of doors found on historic structures in Eureka. Some door designs also relate to individual architectural styles. Some of the styles that have a “typical” door design associated with them include the Period Revival, Craftsman and Colonial Revival.

Door types seen in Eureka include:

- Doorway with transom -Typically a wooden door topped with a rectangular transom with glass
- Paneled door - Wooden door with raised panels
- Glass paneled or half-glass door -This type of door has either several smaller glass openings or one wide sash of glass in the upper portion of the door
- Period Revival door -This type of door is typically wider than other traditional door types.
- Craftsman door -This type of door is also typically wider than other traditional doors. It incorporates both wood and glass panels usually in geometric patterns. Leaded or art glass is common

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- Colonial Revival door - Either a paneled or glass paneled door sometimes with transom windows and/or sidelights

Door Features

Important features include the materials and details of the door itself, its frame, sill, head, jamb and any flanking windows or transoms.

Maintenance Issues of Historic Doors

Because a historic door is typically constructed of thick planks of wood and is often sheltered by a porch, it tends to be long-lasting. However, deterioration does occur; most problems result from a lack of maintenance and unmaintained doors exposed to the sun. A door also may be worn and sagging from constant use. As a result, some historic doors do not properly fit their openings and therefore may allow moisture and air into the house.

Preserve and Repair Historic Doors

Guideline 7.7: Historic doors significantly affect the character of a structure and should be preserved rather than replaced if possible

Typically, a problem door merely needs to be re-hung. It is often easier, and more economical, to repair an existing door rather than to replace it. When deciding whether to repair or replace a historic door first, determine the door's architectural significance. Is it a key character-defining element of the building? Is the front door in a prominent position on a primary facade such that it is highly visible? Is the design of the historic door indicative of the architectural style or building type? If the answer to one or more of these questions is "yes," then preservation is the best approach. A door in an obscure location or on the rear of a structure may not be considered a prominent feature of the house. Thus, greater flexibility in the treatment or replacement of such doors may be considered.

Second, inspect the door to determine its condition. Is the door hanging out of alignment or does it lack proper hardware and framing components that make it functional? If so, replacing these elements is appropriate. Check the door to see that it opens and closes smoothly and that it fits in its jamb. Some problems may be superficial ones, such as peeling paint or deteriorated detailing. These are issues that can be remedied without altering the historic character.

Third, determine the appropriate treatment for the door. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold of the door should be tightened or refit to allow smooth opening and closing. Shaving or undercutting the door to fit the door frame is not recommended as a solution.

- When rehabilitating an historic door it is important to maintain original doors, jambs, transoms, window lights and hardware. Surfaces may require cleaning and patching and some components may be deteriorated beyond repair. Patching and splicing in new material for only those portions that are damaged should be considered in such a case, rather than replacing the entire door
- Features important to the character of a door that should be preserved include the door itself, door frame, screen door, threshold, glass panes (again, sometimes clear or stained), paneling, hardware, detailing, transoms and flanking sidelights
- Preserve the location, number, size and arrangement of historic doors in a building wall
- Preserve the functional and decorative features of an historic door. The character-defining features of historic doors, as well as their distinct arrangement, is important and should be preserved
- Remove built-up paint on both the interior and exterior surfaces

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Replacement Doors

Guideline 7.8: While replacing a historic door is to be discouraged sometimes it is necessary. When a door is to be replaced, the new one should match the appearance of the original. In replacing a door, one should be careful to retain the original door location, size and shape. In addition, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the building

- Repair frames rather than replacing them, whenever conditions permit. This is important in keeping the size, scale and configuration of the original door
- If repair is not possible, replace with a similar shape, size, configuration, molding profile and material
- Maintain the original number of divided lights in a door
- In general, using the same material as the original is preferred. If the historic door was wood, then using a wood replacement is the best approach

Guideline 7.9: Do not change key elements in a door

- Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening
- Do not reduce an original opening to accommodate a smaller door. Restoring original openings which have been altered over time is encouraged
- Doors should be finished with trim elements similar to those used traditionally
- Hardware that cannot be repaired should be replaced with hardware that would be in keeping with the design of the structure
- Repair wooden window and door components by patching, piecing-in, consolidating or otherwise reinforcing the wood
- Repair and refinish the frame as needed
- Install new weather-stripping
- Repaint the wooden members of the repaired and reassembled door
- Avoid the removal of damaged wood that can be repaired
- Glazing in doors should be retained
- If glass is broken or has been removed in the past, consider replacing it with new glass
- Remember that doors may have to meet certain requirements of the building code; check with City staff to be sure. The City should elect to apply the State Historic Building Code where there is conflict

Roofs, Gutters & Downspouts

The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms contributes to a sense of visual continuity for many historic neighborhoods. The roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a building. Gabled, cross-gabled and hip forms occur most frequently in Eureka, although shed and flat roofs appear on some residential building types. Some residences have shallow sloping flat roofs that are hard to see, so there is a tendency to forget about them until problems develop. Although the function of a roof is to protect a structure from the elements, it also contributes to the overall character of the building.

Roof Deterioration

The roof sheathing is the structure's main defense against the elements. However, all components of the roofing system are vulnerable to leaking and damage. When the roof begins to experience failure, many other parts of the structure may also be affected. For example, a leak in the roof may lead to damage of rafter tails or even wall surfaces. Common sources of roof leaks include:

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- Cracks in chimney masonry
- Loose flashing around chimneys and ridges
- Loose or missing roof shingles
- Cracks in roof membranes caused by settling rafters
- Water backup from plugged gutters

Roof-Top Additions and Dormers

Guideline 7.10: An original roof should be maintained and preserved in place if feasible

- Preserve the original roof form of an historic structure
- Preserve the original eave depth
- Avoid altering the slope profile of an historic roof. Instead, maintain the line and orientation of the roof as seen from the street
- The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved. Cutting back roof rafters and soffits, adding fascia boards where none existed or in other ways altering the traditional roof overhang is therefore inappropriate
- Boxing in exposed roof rafters is inappropriate. Exposed rafter tails should be protected against deterioration
- Maintain proper drainage on a roof to avoid the accumulation of moisture in and around the rafter tails
- Where current deterioration exists, a borate treatment should be considered to deter future rot
- Metal caps placed over the end of the rafter tail may also be an appropriate solution; however, the visual impact of the metal cap should be minimized. Regular maintenance and cleaning is the best way to keep a roof in good shape
- Inspect the roof for breaks, or holes in the surface, and to check the flashing for open seams
- Watch for vegetation such as moss or grass which indicates accumulated dirt and retained moisture and can lead to damaged roof, gutter or downspout materials
- Water from gutters and downspouts should drain away properly. Ideally, a downspout should empty into an underground drainpipe that takes the water to the storm sewer or street
- If this is not possible, a downspout should empty onto a metal or concrete splashblock that slopes downward and away from the building
- Minimize the visual impacts of skylights and other rooftop devices
- Locating a skylight or a solar panel on a front roof plane should be avoided
- Skylights and solar panels should not be installed in a manner that will interrupt the plane of the historic roof. They should be lower than the ridgeline
- Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight or a solar panel on a front roof plane should be avoided

Guideline 7.11: An original roof should be repaired rather than replaced whenever possible

- When repairing or altering an historic roof it is important to preserve its character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof from the street, or its orientation to the street.
- The original depth of the overhang of the eaves, which is often key to the style of the house, should be preserved.
- Repairing a basically sound roof can be much less expensive than a complete replacement.
- If replacing some shingles is necessary, match the color, material, and pattern of the original as closely as possible.

Guideline 7.12: Use appropriate roof materials when repairing a roof

- A variety of roof materials exists in the historic districts. Today, the use of composition shingles dominates. Roof materials are major elements in the street scene and contribute to the character of individual building styles; however, they are the most susceptible to deterioration, and their replacement may become necessary in time
- When repairing or altering an historic roof, one should avoid removing significant materials that are in good

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condition

- Where replacement is necessary, such as when the historic roofing material fails to properly drain, one should use a material that is similar in appearance to the original in style and texture
- The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, wood and composition shingles have a uniform texture, while standing seam metal roofs cause a vertical pattern
- Wood and composition shingles are appropriate replacement materials for most roofs. A specialty roofing material, such as tile or composition roll roofing, should be replaced with a matching material whenever feasible
- Retain and repair roof detailing

Foundations and Chimneys

Sometimes well-meaning actions can result in damage to foundations or chimneys, but lack of good maintenance practice is the biggest problem. The foundation of an older building usually consists of the footing, a concrete or masonry structure which is typically wider than the wall above it (its role is to spread the building's weight out so the surrounding soil can support it); and the foundation wall, which rises from the footing to or above the ground surface. Foundation wall materials vary; they may be concrete, rough or finished stone, or brick. In some locales and some architectural styles, very high foundation walls may be used for practical or aesthetic reasons. In Eureka, many foundations are post and pier. Some are a combination of foundation wall and post and pier.

Guideline 7.13: An original foundation should be maintained and preserved in place whenever feasible

- Maintain a foundation in good condition by keeping moisture away from it. Make sure the soil or pavement next to the foundation wall slopes away and not toward the wall. This will keep water from soaking down into the wall and surrounding soil. When soil is saturated, its bearing capacity is typically reduced which can result in detrimental differential settlement, broken foundations, and cracked walls.
- Watch for open joints between pavement and foundation wall where water flowing down the wall can get into the soil
- Reinforce and/or bolt an original foundation to the house to minimize earthquake damage to both foundation and house

Guideline 7.14: An original foundation that has deteriorated beyond repair should be replaced in kind, if feasible

- Use original foundation materials on front or more visible areas, e.g., porch foundation
- Where rock or brick was the original, then poured-in-place concrete should only be used for inconspicuous places. Face a concrete foundation with a traditional material
- Brick or stone may be considered

Chimneys

Chimneys and fireplaces are an integral part of most historic residential construction in Eureka. The sole purpose of a chimney is the safe removal of smoke and sparks, although they also represent a major visual design element for a building. The character and style of a historic chimney is often integral to the architectural style of the primary structure. Any major deterioration of a chimney compromises this purpose, with many implications for the comfort and safety of the building's inhabitants.

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Guideline 7.15: An original chimney should be maintained and preserved in place whenever feasible

- Annual chimney inspections should be conducted for leaning, cracking, deteriorated pointing or brickwork, deteriorated flashing, deteriorated flue liner, buildup of surface soot and intrusions such as nest or debris
- A chimney should be reinforced and/or secured to the house to minimize earthquake damage to the chimney

Guideline 7.16: Deteriorated chimneys should be repaired rather than replaced, if feasible

- Repoint a chimney that exhibits loss of moisture due to structural problems or moisture penetration
- If cracks exist in the chimney and smoke leaks, then consider inserting a flexible flue liner inside the chimney structure
- Repair minor problems in a chimney before considering replacement or reconstruction
- Stabilize a leaning chimney with an iron collar and rod. This arrangement, however, will only be adequate in the early stages of leaning

Guideline 7.17: An historic chimney should only be replaced if it is damaged beyond repair

- An historic chimney should not be redesigned or made more decorative than the original chimney
- If it must be reconstructed, be sure to adequately photograph the original chimney so it can be accurately duplicated. If replacement is necessary, the new chimney should be in the historic style
- The chimney shape should match that of the historic one being replaced
- The brick laying pattern and mortar should match that of the historic chimney being replaced. The character and style of an historic chimney is often integral to the architectural style of the primary structure
- If a structure historically had a chimney, but it no longer exists, consider reconstructing it to match the original in form and detail
- Use historic documentation to match the new chimney with that of the original one. The materials, their arrangement and mortar design and overall chimney form should match as closely as possible
- Where no evidence of the original historic chimney exists, a new chimney may be of a compatible design or one that is similar in character to those found on comparable buildings
- Adding a new chimney (and fireplace) to a structure where no chimney existed historically is discouraged

Section 8 Additions

Basic Principles for New Additions

When planning an addition to an historic building, one should minimize negative effects that may occur to the historic building fabric. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized.

An addition should not affect the character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood. This may be accomplished in a subtle way, with a jog in wall planes or by using a trim board to define the connection.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

One also should consider the effect the addition may have on the character of the area, as seen from the public right-of-way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

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Compatible Additions

Guideline 8.1: Design an addition to be compatible with the original building

When creating an addition to an historic structure, the new work should be recognized as a product of its own time and yet the loss of the building's historic fabric should be minimized. A design for a new addition that would create an appearance inconsistent with the historic character of the building is inappropriate.

- Design an addition so that it will not obscure or damage character-defining features (such as windows, doors, porches, brackets or roof lines)
- An addition that implies an earlier or later period than that of the building is inappropriate
- An addition that adds details that are not a part of the historic style of the building is inappropriate
- An addition should respect the proportions, massing and siting of an historic building
- A side addition should be set back from the primary facade in order to allow the original proportions, form and overall character of the historic building to remain prominent.
- If an addition would be taller than the main building, set it back substantially from primary character-defining facades
- A small "connector" linking the historic building and the addition may be considered
- The materials of an addition should be similar to that of the original structure
- Windows and doors in an addition that are visible from the public way should be compatible with those of the historic structure
- The window-to-wall ratio should be similar to that of the historic structure
- Windows and doors may be different in design or detailing to help distinguish the addition as being new
- Window sills, moldings and eave lines are among those elements that should align whenever possible with similar elements on adjacent historic properties

Rooftop Additions

Guideline 8.2: A rooftop addition should be similar in scale and character

- The roof form of an addition should be compatible with that of the primary structure
- The roof on an addition should relate to the pitch and orientation of the primary structure's roof
- Dormers were sometimes used to create more headroom. Most dormers were located on the front elevation. In some instances the dormers may have been used on the side of a building.
- A roof or dormer addition should be designed in a manner that minimizes damage to historic building fabric, does not alter the scale and form from the street and is in keeping with the character of the original structure
- Gabled, hipped or shed dormers are appropriate for most structures
- A dormer that is added to the primary elevation of a building simply as a design feature, and not to expand livable space, is inappropriate
- A new dormer should remain subordinate to the historic roof in size and detail
- The size of a roof addition, including dormers, should be kept to a minimum and should be set back from the primary facade

Older and Recent Additions

Guideline 8.3: Some additions may have developed significance in their own right, and should be preserved

- Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance should be recognized and respected. For example, a porch or a kitchen wing may have been added to the original building early in its history

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- Preserve an older addition that has achieved historic significance in its own right
- A more recent addition that is not historically significant may be removed

CHAPTER 3

Section 9 Design Guidelines for Site Features

Historically, a variety of site features, such as wood fences, concrete or stone retaining walls, concrete sidewalks, etc., appeared in residential neighborhoods in Eureka. There were a variety of plantings, including trees, lawns and shrubbery. Each of these elements contributes to the character of the historic neighborhoods and provides space for walking. These add variety in scale, texture and materials to the street scene. These structures are identified in the survey documents for each site.

Sidewalks, walkways and driveways

Guideline 9.1: Preserve and maintain sidewalks, walkways, and driveways

- Stabilize site features as a preliminary measure, when necessary, prior to undertaking appropriate preservation work

Guideline 9.2: Repair rather than replace sidewalks, walkways, and driveways

- Replace only those portions of the sidewalk and driveway that are deteriorated beyond repair
- Any replacement materials should match as closely as possible to the original materials in color, texture, size, and finish (Refer to the City of Eureka's requirements for lampblack usage as a coloring agent and aggregate as a texture)

Guideline 9.3: Replace sidewalks, walkways, and driveways only when necessary

- New sidewalks and driveways should be compatible with their historic counterparts
- A new sidewalk should align with those that already exist along a block
- Use paving materials that are similar to the existing historic materials
- If patterns or markings existed in the historic sidewalk or driveway, those patterns or markings should be repeated in any replacement if reasonably possible
- Maintain the established progression of public to private spaces
- The typical neighborhood tradition of walkways from the sidewalk to the house should be maintained
- The flow of the progression should begin with the public sidewalk, proceed to a semi- public walkway, to a porch or entry feature

Fences

Originally, when fences were used, they were simple wood picket, wrought iron and wire. These fences were typically low to the ground and relatively "transparent" in nature, allowing views into front yards. Many times, stone and brick walls or hedges and other landscaping were used instead of fences.

Guideline 9.4: Preserve and Maintain Original Fences

- An historic wood fence may be protected against the weather with a painted or stained surface
- The preservation of fence designs that are integral to an architectural style is important.
- A fence should be in character with those used traditionally and relate to the principal structure on a lot.

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Guideline 9.5: Repair rather than replace a historical fence

- Replace only those portions that are deteriorated

Guideline 9.6: Replace an historical fence only when necessary

- Where a new fence is needed, it should be similar in character with those seen historically in the district
- A fence that defines a front yard or a side yard in a corner lot is usually lower and "transparent" in nature
- Traditionally front yard fences or those in a side yard in a corner lot were less than the permitted height
- New fence design and materials should be similar to those used historically and be compatible with the character of the house and neighborhood
- Solid walls or walls with decorative metal panels are not appropriate in most historic neighborhoods
- Masonry or concrete piers are inappropriate as a part of the fence design
- Chain link, concrete block, un-faced concrete, plastic, fiberglass, plywood, vinyl, and mesh fences are inappropriate
- A combination of fencing and screening vegetation may be appropriate

Guideline 9.7: Where no front yard fence exists, keeping the yard open may be the best approach

Retaining walls

Where retaining walls exist, they frequently align along the edges of sidewalks and help establish a sense of visual continuity in the neighborhood. An historic retaining wall should be preserved and new retaining walls should relate to those seen historically.

Guideline 9.8: Preserve and maintain original retaining walls

- Increasing or decreasing the height of a historically significant retaining wall or adding a fence on top of it is inappropriate
- Where privacy is an issue installing a low hedge atop a low wall that still allows views into a yard may be an option
- Improve the drainage behind the wall or provide drains in the wall to 1) reduce water pressure on the wall and 2) allow moisture to pass through the wall

Guideline 9.9: Repair rather than replace original retaining walls

- Replace only those portions that are deteriorated beyond repair. Any replacement materials should match the original in color, texture, size, and finish
- If repointing is necessary, use a mortar mix that is similar to that used historically and match the original joint design
- Painting an historic masonry retaining wall, or covering it with stucco or other cement-type coatings, is not appropriate

Guideline 9.10: Replace an historic retaining wall only when necessary

- New retaining walls should be constructed of materials seen historically
- Natural rock, stone, or historically-appropriate concrete is recommended
- A new retaining wall should be compatible in design and materials to others in the district
- Un-faced concrete, concrete block, log, and railroad ties are usually not appropriate materials
- A new retaining wall should be similar in height to those historically found in the district
- A replacement wall should be constructed of like materials and should maintain the size, scale and massing of the

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retaining wall that is being replaced.

Private Landscape

Native and acclimated plant materials in residential landscapes significantly contribute to the sense of a setting that is part of the city's heritage. While many "historic" plant materials have been replaced over time, some specimens do survive, and in othersituations, the traditional planting pattern has been retained even if new plants have been installed. Plant materials should be used to create continuity among buildings, especially in front yards and along the street edge. Plants should be selected that are adapted to Eureka's climate and that are compatible with the historic context.

Guideline 9.11: Preserve and maintain historic landscape features

- All existing historic landscape features should be preserved and should be protected during construction
- Existing native plantings should be preserved in place, particularly significant trees and shrubs
- Early gardens or formally-planted areas should be preserved in place, where feasible

Guideline 9.12: New landscaping should be compatible with the historic neighborhood.

- Minimize the amount of hard surfaces in front yards
- Avoid replacing plant materials with hard and/or impervious surfaces. Consider using stepping stones if a walkway is needed
- Avoid planting too close to a structure that will damage architectural features or building foundations
- Plant materials should be used to create continuity among properties
- Use plant materials that are adapted to the climate
- Use native and regionally-appropriate landscaping
- The use of an automatic drip or low volume irrigation system to water plants during times of low rainfall is encouraged

Guideline 9.13: Preserve and Maintain Trees

Mature trees are also important historic elements. They often create borders between the street and the buildings and are important character-defining features of the districts.

- If possible, these trees should be retained
- If their removal is necessary, then replacement trees should be planted
- Native, specimen, and historic trees should not be removed

Guideline 9.14: If a tree must be removed, a new tree should be planted in its place

- Mature trees should not be removed unless the tree is dying, diseased, or poses a safety hazard to the public
- The services of a certified arborist shall determine If a historic tree is dying, diseased, or poses a threat to public safety
- If a tree is cut down, the stump should be removed to ground level
- An in kind replacement tree should be replanted in its place, unless it would damage the house
- Replacement plant materials should be similar in size or mass to the plants removed
- Consult the "Urban Tree and Landscape Guidelines for the City of Eureka" regulations to ensure that a proposed replacement tree is consistent with the recommendations. This document is most relevant to trees in or near the public right-of-way.
- Moving trees over 24-inches-DBH (diameter at breast height) will require the services of a certified arborist?

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Exterior Lighting (Front and side of the house)

Exterior lighting should be a subordinate element on the site. Historically, exterior lights used incandescent lamps, were relatively low in intensity, and were shielded with simple shade devices. This overall effect should be continued. Traditionally, lighting within a site was minimal. Porch lights were usually the only exterior illumination. Wherever possible, this tradition should be continued. Also, when new street lights are to be installed, consideration should be given to the design so they are subtle and unobtrusive, keeping with history.

Guideline 9.15: Preserve and maintain original lighting fixtures

- Light fixtures that are original to a house or integral to an architectural style should be preserved
- Light fixtures and associated electrical wiring should be repaired and maintained
- For historic metal fixtures, preserve the original finish or patina

Guideline 9.16: If an historic light fixture is damaged beyond repair, replace with a replica fixture appropriate to the building in terms of style and size

Guideline 9.17: Minimize the visual impacts of site and architectural lighting

- New exterior lights should be low in intensity
- Lights that cause a color similar to that of daylight and that have a low level of luminescence are preferred
- Unshielded, high-intensity light sources are inappropriate
- Where safety or security are a concern, use automatic on/off motion sensors
- Do not wash an entire building facade in light
- Avoid using more than one fixture to light the same area
- Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground

Driveways and Parking

Historically, parking was an ancillary use, which typically was located to the rear of the site.

Guideline 9.18: Parking areas and structures should have a positive visual impact as seen from the street(s)

- Front yards should not be used as permanent or semi-permanent parking areas
- In all cases, the visual impacts of parking, which includes driveways, garages, and garage doors, should be minimized
- On-site parking should be subordinate to the house
- Avoid using asphalt or concrete pavement in the front yard. Paving stones or brick are a preferable alternative.

Guideline 9.19: If the driveway to a garage at the rear of the site must come from the front of the site (not an alley), use paving materials that will minimize the impact a driveway will have on a streetscape

- Plain asphalt or black top is discouraged
- Use materials that aren't impervious to water and are durable and dustless

Garage

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Guideline 9.20: An original garage should be maintained and preserved in place whenever feasible

- Maintain the character-defining features such as primary materials, roof materials, roof form, window and door openings, and other architectural details
- Avoid moving a historic garage from its original location

Guideline 9.21: Deteriorated garage details such as the character-defining features – primary materials, roof materials, roof form, window and door openings and other architectural detail should be repaired rather than replaced, whenever possible

Guideline 9.22: An original garage that has deteriorated beyond repair should be replaced in kind and compatible with the district

- An exact reconstruction is not necessary in these cases
- A replacement garage should not appear to dominate
- A replacement garage should be compatible with the overall character of the primary structure
- A replacement garage should be subordinate to the primary structure on the site
- A replacement garage should be compatible in design with the primary structure
- A replacement garage should be compatible with its primary historic structures
- A detached garage located to the rear of the site and that is set back substantially from the house is recommended
- When a garage must be attached it should be located at the rear of the primary structure
- An attached garage (if necessary) should be detailed as part of the primary building

Guideline 9.23: A replacement garage door on a historic garage should be similar to the original

- A replacement door should be of a design that compliments the historic character of the garage
- Wood clad garage doors are preferred

Accessory Structures

Guideline 9.24: New accessory structures should be unobtrusive

- An accessory structure should be similar to those seen historically in the district
- Locate an accessory structure to the rear of the site if possible
- The accessory structure may be located to the side of the structure, but set back substantially

Guideline 9.25: Construct an accessory structure that is subordinate in size with and similar in character to the primary structure

- Accessory structures should be unobtrusive and not compete visually with the primary structure
- The roof line should not vary significantly from that of the primary structure
- The mass, size, and height should be subordinate to the primary structure
- Pre-manufactured storage structures are out of character and are inappropriate
- Basic rectangular forms with hip, gable, or shed roofs, are appropriate

Section 10 Infill and Alterations to Non-contributing Structures

It is possible for new construction to be compatible with the historic context of the neighborhood while also producing a design

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that is distinguishable. The building should be of its own time, yet promote new building designs that relate to the more fundamental similarities of the district and do not diminish - or conflict with - the contributing structures in the district. It should:

- Relate to the design characteristics of the historic district
- Achieve visual compatibility by: addressing its location on the site; the manner in which it relates to the street, and by its basic mass, form and materials.
- Have appropriate detailing
- Maintain the sense of visual continuity in the district

Alterations to non-contributing structures should be performed using these same guidelines. As with infill, alterations should not diminish - or conflict with - the contributing structures in the district.

Building Alignment and Orientation

Guidelines 10.1: Maintain the pattern in which buildings relate to the street

- A building should be designed to face the street and be sheltered by a porch or other entry element. This helps establish a sense of scale
- Front yards are encouraged
- Setbacks
 - The front and side yard setbacks should be similar to that of adjacent buildings
 - Where the setbacks are uniform, a building should be placed in general alignment with its neighbors
- Use a porch element to define the entry
- A first-floor entrance should be at, or slightly higher than, street level

Mass and Scale

Guideline 10.2: A new structure should maintain the established mass and scale of the neighborhood

- New construction should not be so dramatically large that the visual continuity of the neighborhood is compromised.
- The width of a new building should not be dramatically wider than those in the neighborhood. If this occurs, the building could be divided into two connecting modules.
- The height of a building should be similar to that of houses found traditionally on the block and in the neighborhood
- The form of a building is a major feature of buildings in a historic district.
- A new building should have basic roof and building forms and slopes that are similar to the historic structures in the district.
- Overall facade proportions should be in harmony with the context of the district.
- Features such as bays, chimneys, and cornices can influence a building's perceived scale. These features should be included in new construction and be similar in size, shape and type to those found historically

Guideline 10.3: A building may be moved into the district if it maintains a sense of architectural unity with existing buildings in the district

Architectural Details

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Guideline 10.4: Architectural details on infill and alterations to non-contributing structures that add visual interest are encouraged

- While architectural details may be present on a new buildings in the district, those details are subordinate to the building forms themselves and should not be used to mitigate building form.
- Use ornamental details with constraint

Guideline 10.5: Avoid architectural details that confuse the history of a historic district

- Historical details not found in the Clark District are inappropriate
- Styles that would be misleading about the history of the Clark District are inappropriate

Porches

Guideline 10.6: Porches should be designed to be similar to those seen traditionally

- A new porch should not visually overwhelm the primary facade
- Use materials similar to those seen historically
- Porch posts or columns should be similar in size to those used historically so as to be of appropriate size in relation to the structure's mass

Materials

Guideline 10.7: Infill and non-contributing building materials should maintain the visual continuity of the neighborhood and should appear similar to those traditionally used in the neighborhood

- Use building materials that contribute to the traditional sense of scale
- Highly-reflective materials, such as glass or polished metal, is inappropriate as a primary building material
- Wood siding is appropriate in most applications
- Wood siding should have lap dimensions similar to those seen historically in the district
- Wood shingles may also be considered if appropriate to an architectural style
- Wood siding should have a weather-protective finish
- Masonry that appears similar in character to that seen traditionally may be used
- Brick dimensions should be similar to bricks traditionally used
- Stone and stucco may be appropriate if used in a historically accurate manner
- Alternative materials should appear similar in scale, proportion, texture and finish to traditional materials
- New materials should be durable
- New materials that are similar to traditional materials may be considered

Innovative Design

Guideline 10.8: New interpretations of traditional building styles are encouraged

- New design that draws upon the fundamental similarities among historic buildings without copying them is preferred. In the future, these buildings will be seen as a product of their own time
- Building components should be similar in scale to those used historically

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Windows and Doors

Windows and doors are some of the most important character-defining features of historic buildings. They give scale to the buildings and provide visual interest. Distinct window design often defines an historic building style. They have surrounding casings and sash components.

Guideline 10.9: Infill and alterations to non-contributing windows and doors should be compatible with historic windows and doors in the district

- A new building should maintain the basic window and door proportions and placement seen traditionally in the neighborhood

Guideline 10.10: Windows and doors should be of a traditional size and should be placed in a similar solid-to-void relationship as historic buildings in the district

Guideline 10.11: The number of different window styles in a building should be limited

10.12: Windows and doors should be finished with trim elements similar in style and dimension to those used traditionally in the district

Accessory Structures

Guideline 10.13: Accessory structures should be encouraged in new construction as a way to minimize the total mass and scale of building(s) on a site

APPENDIX

The Secretary of the Interior's Standards for the Treatment of Historic Properties may be found at the following website: <http://www.nps.gov/tps/standards.htm>. The standards promote historic preservation best practices that will help protect Eureka's cultural resources. The standards consist of those for:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction

There are also Guidelines for the Treatment of:

- Historic Properties
- Cultural Landscapes
- Rehabilitating Historic Buildings
- Sustainability

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Chapter 2 is modeled after information from the Clark District Survey. Most of the information comes from that document.

Clark Historic District Guidelines Glossary

Alignment. The arrangement of objects along a straight line

Asphalt Shingles. A type of roofing material composed of layers of saturated cloth or paper, and coated with a tar, or asphalt substance, and granules

Baluster. A short, upright column or urn-shaped support of a railing.

Balustrade. A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bargeboard. A projecting board, often decorated, that acts as trim to cover the ends of the structure where a pitched roof overhangs a gable.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted "L" and sometimes as a solid piece or a triangular truss.

Building. A resource created principally to shelter any form of human activity, such as a house.

Clapboards. Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses.

Column. A slender upright structure, generally consisting of a cylindrical shaft, a base and a capital; pillar: it is usually a supporting or ornamental member in a building.

Composition Shingles. See Asphalt Shingles.

Contributing Structure. A building or structure which adds to the historic integrity or architectural qualities of an historic district.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

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Design. As related to the determination of "integrity" of a property, design refers to the elements that create the physical form, plan, space, structure and style of a property.

Double-Hung Window. A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

Dormer. A window set upright in a sloping roof. The term is also used to refer to the roofed projection in which this window is set.

Eave. The underside of a sloping roof projecting beyond the wall of a building.

Elevation. A mechanically accurate, "head-on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Facade. Front or principal face of a building, any side of a building that faces a street or other open space.

Fascia. A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

Frame. A window component. See Window Parts.

Gable. The portion, above eave level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Glazing. Fitting glass into windows and doors.

Glazing Bar. (See: Muntin)

Head. The top horizontal member over a door or window opening.

Infill. The construction of a new building in an historic district.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Integrity. A property retains its integrity, if a sufficient percentage of the structure date from the period of significance. The majority of a building's structural system and materials should date from the period of significance and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building.

Lap Siding. See Clapboards.

Location. As related to the determination of "integrity" of a property, location refers to a historic property existing in the same place as it did during the period of significance.

Mass. The physical size and bulk of a structure.

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Masonry. Construction materials such as stone, brick, concrete block or tile.

Material. As related to the determination of "integrity" of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Module. The appearance of a single facade plane, despite being part of a larger building. One large building can incorporate several building modules.

Molding. A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Muntin. A bar member supporting and separating panes of glass in a window or door.

Panel. A sunken or raised portion of a door with a frame-like border.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Porch Piers. Upright structures of masonry which serve as principal supports for porch columns.

Post. A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building sign, gate, etc.

Preservation. The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building

Property. Area of land containing a single historic resource or a group of resources.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building structure or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Renovation. The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Sash. (See "Window Parts")

Scale. The size of structure as it appears to the pedestrian.

Setting. As related to the determination of "integrity" of a property, setting refers to the physical environment of a historic property.

Shape. The general outline of a building or its facade.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house.

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Horizontal wood siding is also referred to as clapboard. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Size. The dimensions in height and width of a building's face.

Soffit. The exposed underside of an architectural feature, such as an arch, cornice, balcony, or beam.

Stile. A vertical piece in a panel or frame, as of a door or window.

Standing Seam Metal Roof. A standing seam roof is a roof with vertical panels. Historically, the panels were fitted together with hand rolled seams.

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Traditional. Based on or established by the history of the area.

Transom Window. A small window or series of panes above a door, or above a casement or double hung window.

Vernacular. This means that a building does not have details associated with a specific architectural style, but is a simple building with a modest detailing and form. Historically, factors often influencing vernacular building were things such as local building materials, local climate and building forms used by successive generations.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities between them.

Window Parts. The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in the nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.

Workmanship. As related to the determination of "integrity" of a property, workmanship refers to the physical evidence of the crafts of a particular culture, people, or artisan.